

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: May 5, 2005

ITEM No. 4

CASE NUMBER/ PROJECT NAME	17-DR-2005 Site 10 Booster Pump Station										
LOCATION	West side of Pima Road, approximately midway between Via De Ventura to the north and Indian Bend Road to the south (Parcel 174-08-001C)										
REQUEST	Request approval of site plan and elevations for construction of a new City Booster Pump station.										
OWNER	City of Scottsdale Doreen Song X22367	ENGINEER	HDR Engineering Inc 602-522-4341								
ARCHITECT/ DESIGNER	VVG Associates Inc. 602-716-5611	APPLICANT/ COORDINATOR	Ed Junod HDR Engineering Inc. 602-522-4341								
BACKGROUND	<p>Zoning.</p> <p>The site is zoned Multiple-Family Residential District (R-5) that permits municipal uses such as a pump station.</p> <p>Context:</p> <p>The site is located along Pima Rd. midway between Via Ventura and Indian Bend Rd. The city has owned the parcel for approximately 30 years and closed the previous booster pump station on the site 15 years ago. Currently the site is vacant.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: existing single family homes (R-4, PCD)• South: existing hotel (R-5, PCD)• East: Pima Road R.O.W. and Indian Reservation (currently vacant)• West: existing hotel (R-5, PCD)										
APPLICANT’S PROPOSAL	<p>Applicant’s Request.</p> <p>The request is for site plan, landscape plan, and elevations approval for a new City Booster pump station.</p> <p>Development Information:</p> <table><tr><td>• Existing Use:</td><td>Vacant (old pump station)</td></tr><tr><td>• Parcel Size:</td><td>8,260 Sq. Ft.</td></tr><tr><td>• Square Footage of Building:</td><td>2,380 Sq. Ft.</td></tr><tr><td>• Height Allowed:</td><td>36 ft.</td></tr></table>			• Existing Use:	Vacant (old pump station)	• Parcel Size:	8,260 Sq. Ft.	• Square Footage of Building:	2,380 Sq. Ft.	• Height Allowed:	36 ft.
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• Square Footage of Building:	2,380 Sq. Ft.										
• Height Allowed:	36 ft.										

- Height Proposed: 21 ft.
- Parking Required/Provided: N/A

DISCUSSION

Just north of the north property line along Pima Road is an existing driveway that is used by the city to access a gate located on the Pima Road screening wall. The applicant will also use this driveway to access the pump station, therefore eliminating another driveway on Pima Road. The drive leads to a paved area located between Pima Road and the pump station building. The building sits along the west property line.

All of the pumps and associated equipment have been placed in the proposed building for aesthetic reasons and to help minimize any noise. The new pump station building has been designed to match the character of the existing hotel located west and south of the parcel. The tiled gable roofs and parapet roof elements are both found on the hotel. Walls of the building, textured, stucco, and colored to match the hotel, will be painted “off white” (Dunn-Edwards, specially mixed) and the trim painted “caufield green” (Dunn-Edwards, 8106N). The applicant has also added a river stone veneer mechanical wall enclosure and wainscot at the front elevation of the building to pick up on the river stone wall panels found throughout the hotel. The screens used in the window areas on the elevations will be a plain woven wire mesh, naturally weathered.

The landscaping will consist of native desert plants including Blue Palo Verde trees and Berlandier Acacia and a variety of shrubs.

PUBLIC INPUT

The applicant sent letters describing the project to all property owners within 300 ft. of the site. Staff received three phone calls from neighbors asking general questions about the project. All three people were satisfied with the project after staff described the project to them.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S) Bill Verschuren
Senior Planner
Phone: 480-312-7734
E-mail: bverschuren@scottsdaleaz.gov

APPROVED BY

Bill Verschuren
Report Author

Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleaz.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Color Landscape Plan
6. Color Elevations
7. Pima Road Elevation (color)
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 02/05/05

Project No.: 618 - PA - 2004

Coordinator: Bill Vershern

Case No.: 17-02-2005

Project Name: City of Scottsdale Site 10 Booster Pump Station

Project Location: Pima Road & Inner Circle Road

Property Details:

☐ Single-Family Residential ☒ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R-5-PCD Proposed Zoning: _____

Number of Buildings: 1 Parcel Size: 8260 sq ft

Gross Floor Area/Total Units: 2380 sq ft Floor Area Ratio/Density: _____

Parking Required: No Parking Provided: No

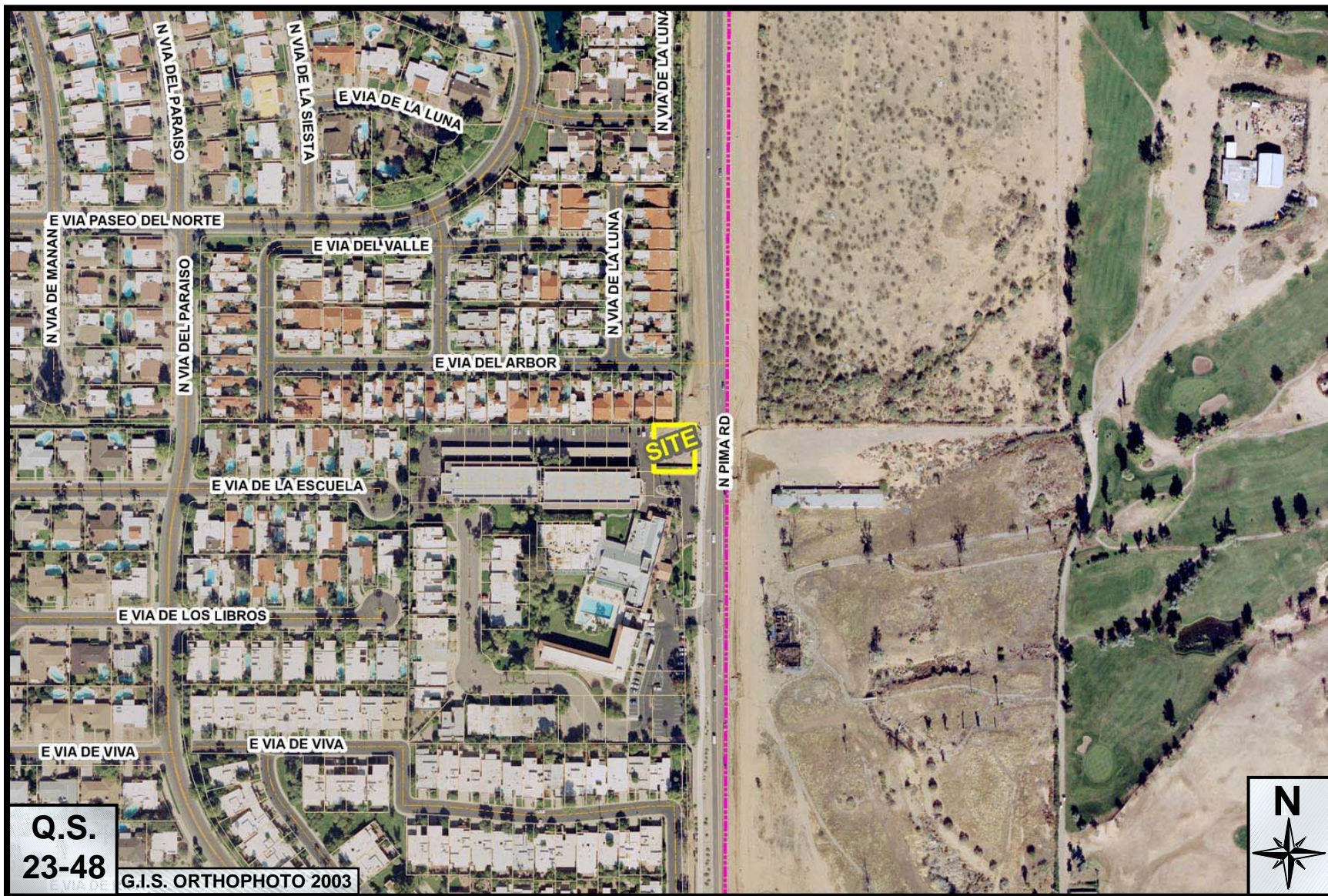
Setbacks: N - 7 ft S - 9 ft E - 50 ft W - 4 ft

Description of Request:

The architectural character for the Station 10 Pump House draws its design basis from the existing hotel which occurs on the adjacent property west of our site. The massing of the structure relies on the tiled gabled roofs and parapet elements found in the hotel. Our structure will use the same White color stucco with a green or patina horizontal trim band located just below the top of the parapet. Our stucco finish and texture will match what is found on the hotel. We have added a river stone veneer mechanical wall enclosure and "wainscot" at the front elevation of the structure to pick up on the river stone wall panels found throughout the existing hotel elevations. To visually break-up the long expansions of stucco and to give some depth to West and South Elevations of the structure which face the existing hotel, we have added a divided light aluminum windows. The doors required for the project are to be a hollow metal system painted to match the existing hotel doors. The screens used for the mechanical louvers will be a plain woven wire mesh, naturally weathered. The heights for the structure are based on the clearance requirements for the equipment found in the structure, thus establishing the finished parapet height (+20'-0") at the flat roof section and the gabled roof ridge height (18'-6"). Based on the statements above we feel, we have created a structure that will blend into the surround hotel development.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Site 10 Booster Pump Station

17-DR-2005



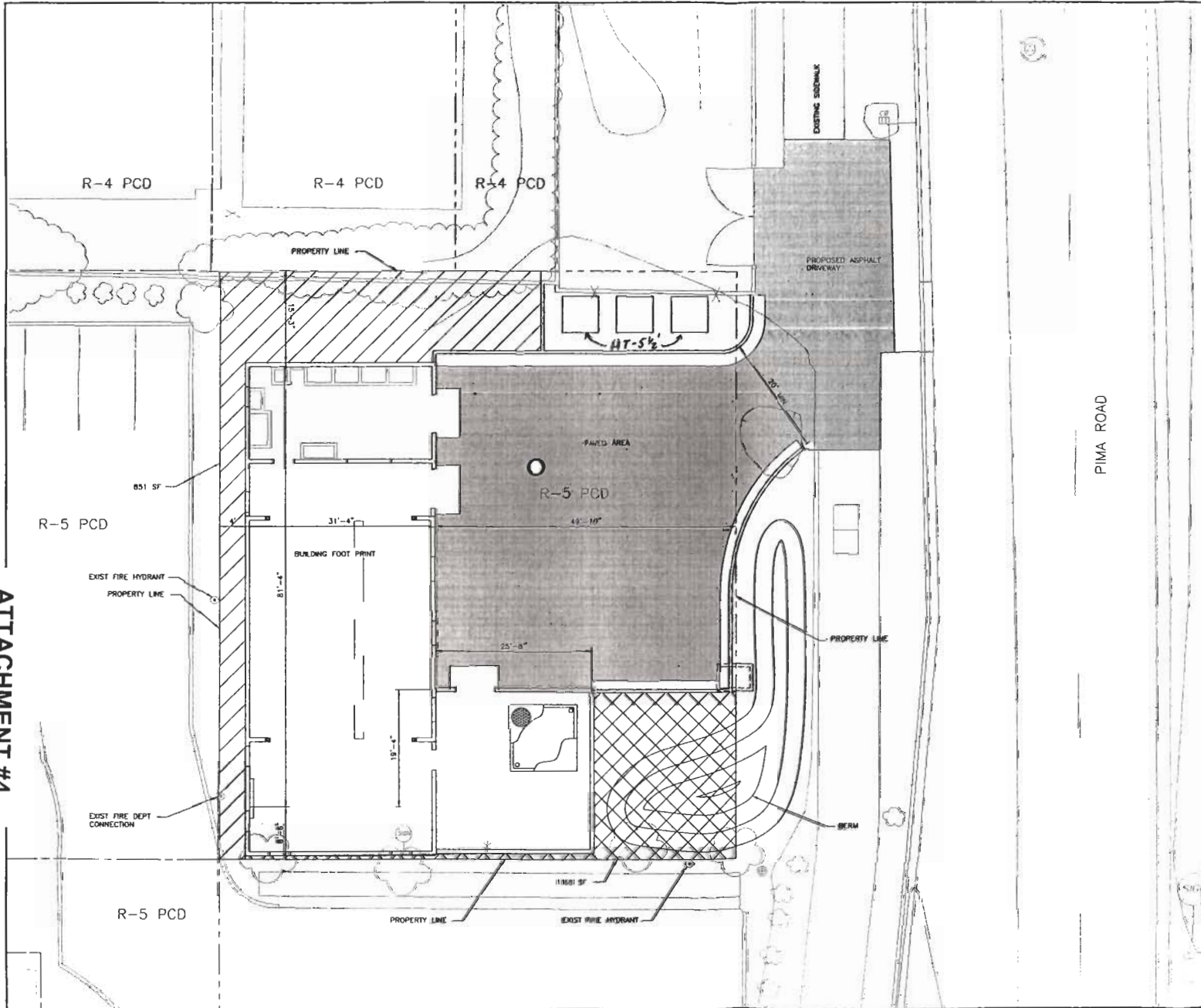
Site 10 Booster Pump Station

17-DR-2005

ATTACHMENT #2A



ATTACHMENT #3



ENGINEER

HDR
HDR ENGINEERING, INC.
3709 East Camelback Road, Suite 350
PHOENIX, ARIZONA 85018-2311
(602) 822-7700

N
SCALE: 1" = 8'

**SITE PLAN WORKSHEET
PROJECT DATA**

ZONING: R-5 PCD
NET LOT AREA: 8280 SF
GROSS LOT AREA: 8280 SF
NO. OF RESIDENTIAL UNITS: 0
REQUIRED PARKING SPACES: NONE
PARKING SPACE PROVIDED: NONE
GROSS FLOOR AREA: 2340 SF
BUILDING HEIGHT: 21'

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:
24% OF NET LOT AREA = 24% x 8280 = 1982.4 SF
OPEN SPACE PROVIDED = 2019 SF
= 24.4% OF NET LOT AREA

REQUIRED FRONT OPEN SPACE:
50% OF OPEN SPACE = 50% x 2019 = 1009.5 SF
FRONT SPACE PROVIDED = 1180 SF
= 57.8% OF OPEN SPACE

LEGEND

PAVED AREA
FRONT OPEN SPACE
OPEN SPACE, OTHER THAN FRONT OPEN SPACE

1180 SF
651 SF

**PRELIMINARY
NOT FOR CONSTRUCTION**

DRAWING TITLE
DESIGN REVIEW BOARD
SITE PLAN

MUNICIPAL SERVICES DEPARTMENT
CAPITAL PROJECT MANAGEMENT
3030 GINS CENTER BLVD.
SCOTTSDALE, ARIZONA 85251

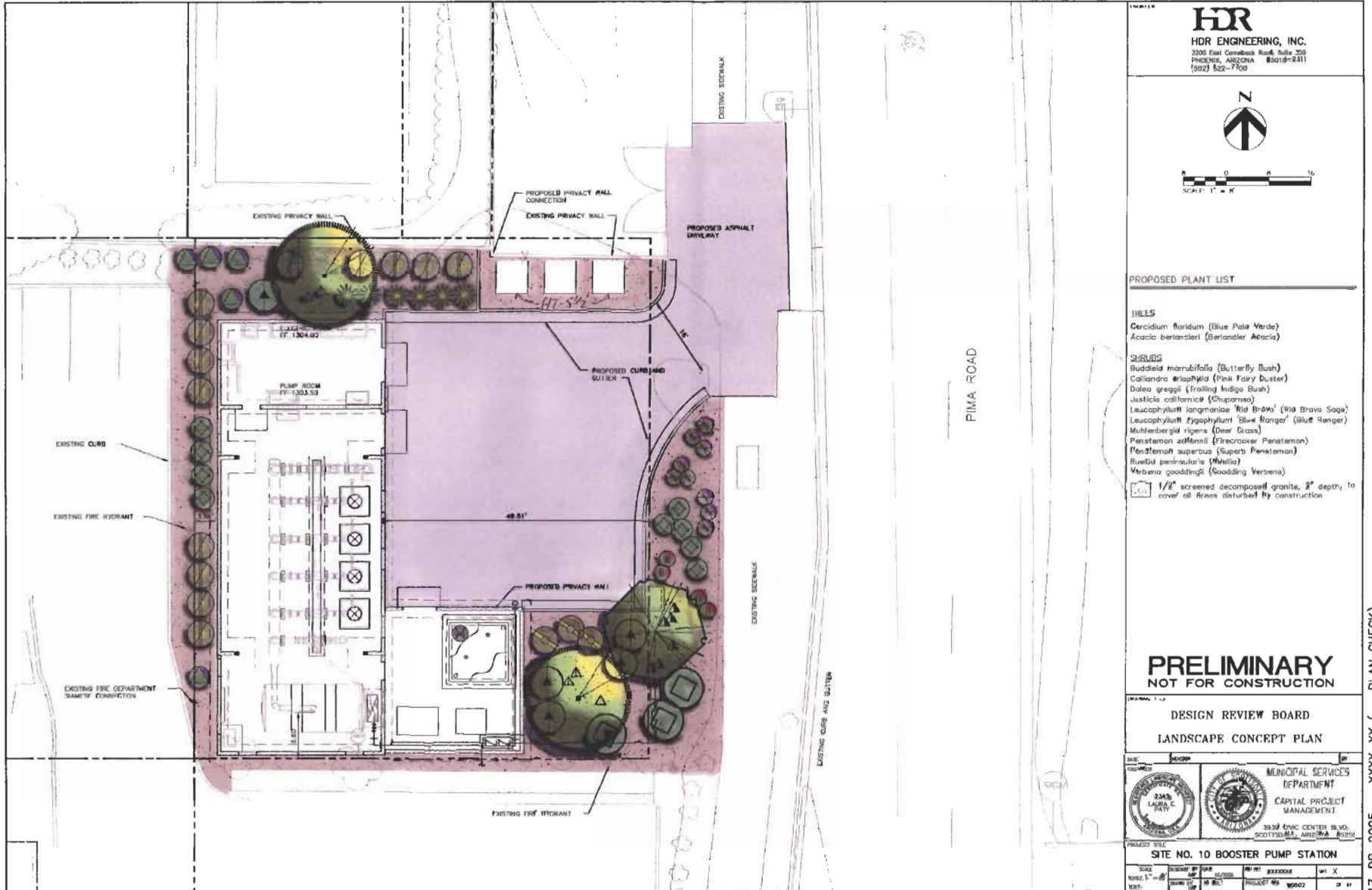
PROJECT TITLE
SITE NO. 10 BOOSTER PUMP STATION

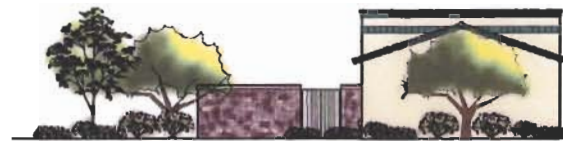
SCALE
HORIZ. 1" = 8'
VERT. 1" = 8'

DESIGNED BY
CHECKED BY
DATE
10/7/05

17-DR-2005
RFV: 4/5/2005

17-DR-2005
XXXX-XX (- PLAN CHECK)

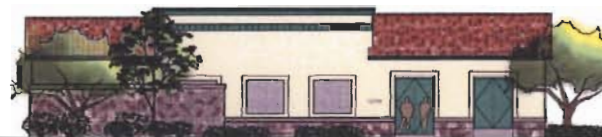




NORTH ELEVATION



WEST ELEVATION

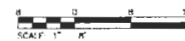


EAST ELEVATION



SOUTH ELEVATION

HDR
HDR ENGINEERING, INC.
3200 East Camelback Road, Suite 300
PHOENIX, ARIZONA 85018-2311
(602) 522-7700



PROPOSED PLANT LIST

TREES

Cercidium floridum (Blue Palo Verde)
Acacia berlandieri (Berlandier Acacia)

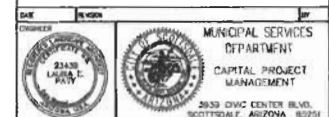
SHRUBS

Buddleia marubifolia (Butterfly Bush)
Calliandra eriophylla (Pink Fairy Duster)
Dalea greggii (Trailing Indigo Bush)
Justicia californica (Chuparosa)
Leucophyllum langmaniae 'Rio Bravo' (Rio Bravo Sage)
Leucophyllum xylophyllum 'Blue Ranger' (Blue Ranger)
Muhlenbergia rigens (Dew Grass)
Penstemon edmondi (Firecracker Penstemon)
Penstemon superbus (Superb Penstemon)
Ruellia peninsularis (Ruellia)
Verbena gooddingii (Goodding Verbena)

1/2" screened decomposed granite, 2" depth,
to cover all areas disturbed by construction

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGN REVIEW BOARD
LANDSCAPE CONCEPT ELEVATIONS



PROJECT NO.
SITE NO. 10 BOOSTER PUMP STATION

DATE	REVISION	BY
17-DR-2005		

17-DR-2005 XXXX-XX (- PLAN CHECK)



PIMA ROAD ELEVATION (east)

HDR

HDR ENGINEERING, INC.
 3300 East Camelback Road, Suite 300
 PHOENIX, ARIZONA 85018-2311
 (602) 522-7700




PROPOSED PLANT LIST

TREES

Cercidius floridus (Blue Palo Verde)
Acacia berlandieri (Berlandier Acacia)

SHRUBS

Buddleia nanaifolia (Butterfly Bush)
Calliandra eriophylla (Pink Fairy Duster)
Salvia greggii (Trailing Indigo Bush)
Azalea californica (Chaparral)
Leucophyllum longistylus 'Rio Bravo' (Rio Bravo sage)
Leucophyllum xylophyllum 'Blue Ranger' (Blue Ranger)
Hemerocallis rigens (Deer Grass)
Penstemon satorei (Piracacher Penstemon)
Penstemon superbus (Superb Penstemon)
Ruellia penudens (Ruellia)
Verbena gooddingii (Goodding Verbena)


 1/2" screened decomposed granite, 2" depth
 to cover all areas disturbed by construction

PRELIMINARY
 NOT FOR CONSTRUCTION


DRAWING TITLE

DESIGN REVIEW BOARD
 LANDSCAPE CONCEPT ELEVATIONS

DATE	REVISION	BY
2004-04-15	1	JLH



2004
JLH
E



MUNICIPAL SERVICES
 DEPARTMENT
 CAPITAL PROJECT
 MANAGEMENT

3300 CIVIC CENTER BLVD.
 SCOTTSDALE, ARIZONA 85251

PROJECT TITLE			
SITE NO. 10 BOOSTER PUMP STATION			
DATE	DESIGNED BY	CHECKED BY	DATE
2004-04-15	JLH	JLH	2004-04-15
DATE	DESIGNED BY	CHECKED BY	DATE
2004-04-15	JLH	JLH	2004-04-15

XX-XX-2004 () XX-NP-2004 XXXX-XX (- PLAN CHECK)

Stipulations for Case: City of Scottsdale Site 10 Booster Pump Station Case 17-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by HDR with date of provided on the plans by City of Scottsdale staff of 4/5/05.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by HDR with date provided on the plans by City of Scottsdale staff of 4/5/05.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by HDR with date provided on the plans by City of Scottsdale staff of 4/5/05.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

SITE DESIGN:**DRB Stipulations**

10. The applicant shall extend the Pima Road Screen wall, that ends at the north property line, south and west. The alignment of the wall shall follow the driveway entrance curb line south and west into the site. The wall shall end west of the middle transformer.

LANDSCAPE DESIGN:**DRB Stipulations**

11. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

12. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
13. The individual luminaire lamp shall not exceed 250 watts.
14. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 16 feet.
15. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
16. Incorporate into the project's design, the following:
 - Parking Lot and Site Lighting:
 - a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 2.0 foot-candles.
 - b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaries shall be included in this calculation.
 - c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed .8 foot-candles. All exterior luminaries shall be included in this calculation.
 - Building Mounted Lighting:
 - d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

17. No exterior vending or display shall be allowed.
18. Flagpoles, if provided, shall be one piece, conical, and tapered.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:**DRB Stipulations**

19. Organize landscaping to avoid placement of trees over utilities.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

20. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.

- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

21. Basin Configuration:

- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
- b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.)

22. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:

- a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
- b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

A. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.

- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
- (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
- (4) Off-site runoff must enter and exit the site as it did historically.
- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

B. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

C. Underground Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.

- (2) Drywells are not permitted.

D. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

DRB Stipulations

23. If a gated entrance is proposed, the developer shall design and construct the gated entrance in general conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual. Developer will provide an Opticom Electronic entry System with Knox Master Slave keyway for Fire Department access or approved equal.
24. The developer shall design and construct the driveway in general conformance with the site plan dated by staff (4-5-2005).

Ordinance

- E. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

Ordinance

- F. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS:

DRB Stipulations

25. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
26. Vehicular Non-Access Easement:
- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Pima Road except at the approved driveway location.

Ordinance

G. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

27. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

WATER:**Ordinance**

- H. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

28. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

CONSTRUCTION REQUIREMENTS:**DRB Stipulations**

29. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- I. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE:**DRB Stipulations**

30. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:
- a. Add any conditions that would have to be met prior to final plan approval.